

## ATTACHMENT 5

**THURSDAY, APRIL 10, 2014**

The following action minutes are listed as they were acted upon by the Planning Commission and as listed on the agenda for the Regular Meeting of April 10, 2014 together with the maps and staff reports attached thereto and incorporated therein by reference.

HEARINGS ARE ADVERTISED FOR 9:00 A.M. HEARINGS GENERALLY PROCEED IN THE ORDER LISTED, UNLESS CHANGED BY THE PLANNING COMMISSION AT THE MEETING.  
(09:07 AM)

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ROLL CALL (09:08 AM)

PRESENT: Commissioner(s) Eric Meyer, Don Campbell, Ken Topping, and Tim Murphy.

ABSENT: Commissioner(s) Jim Irving.

HEARINGS: (09:13 AM)

1. Hearing to consider a request by the COUNTY OF SAN LUIS OBISPO to amend the Growth Management Ordinance, Title 26 of the County Code, to update the fiscal year references for the maximum number of new dwelling units allowed for the Nipomo Mesa area for Fiscal Year 2014-2015. This ordinance amendment affects the land use categories within the Nipomo Mesa area within the South County planning area. The Environmental Coordinator is proposing a General Rule Exemption be given to the proposed amendment in accordance with the applicable provisions of the California Environmental Quality Act. County File No: LRP2013-00010 Assessor Parcel Number: All  
Supervisory District: 4 Date Accepted: N/A  
Jo Manson, Project Manager Recommend to the Board of Supervisors approval  
**POST HEARING DETERMINATION: PC RECOMMENDS BOS APPROVAL.**  
(09:13 AM)

Tim Murphy: asks Commissioners for any ex-parte contacts with no one coming forward.

Jo Manson, Project Manager: presents staff report via a Power Point presentation. Reports this item will be introduced at the Board of Supervisors (BOS) meeting on May 6, 2014, and then heard at the May 20, 2014 BOS. Addresses an email received this morning at 5:44 AM.

Tim Murphy: opens Public Comment.

Amanda Rice: comments on revisions to the Resource Management System and would like to know when this item is coming forward.

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Nancy Orton, staff: reports the amendments to the Resource Management System will be coming to the PC sometime later this year and will coordinate a specific date with Ms. Rice and Mr. Topping on the specifics.

Don Campbell: would like clarification on GMO updates and the growth in Nipomo Mesa in terms of previous testimony about Cambria.

Commissioners: discuss setting numbers instead of making date changes and voice their concerns for this ordinance returning each year with no other context changes. Commissioners would like further background with Ms. Manson responding.

Tim McNulty, County Counsel: discusses separate growth rate of Nipomo creation in terms of amendments to the GMO. Further clarifies the Growth Management Ordinance, referring to Title Sections 26.01.070, a and h establishing the County 2.3 % growth rate and the 1.8% growth rate in Nipomo. If the Planning Commission recommends against amending the date as has been requested by planning staff then the growth rate in Nipomo will rise from 1.8% to 2.3% because if you take out Section 26.01.070, h then it reverts to Section 26.01.070, a and you then get a 2.3% growth for Nipomo.

Ken Topping: states in the future he would like to see a more countywide ratio of growth rates included in the staff report and provides reasoning. Asks why the the GMO comes before the Commission to be heard because it is approved at the Board of Supervisor (BOS) level with Mr. McNulty explaining. Would also like to know what the BOS is examining and what the Commission should examine to identify ratios in different areas in terms of the Resource Management System.

Eric Meyer: would like further clarification on issues raised in Mr. Rice's letter with Mr. McNulty responding.

Tim McNulty, County Counsel: further clarifies what the BOS will consider at the May 20, 2014 meeting.

Tim Murphy: would like the Commission to have further purview with other Commissioners agreeing.

Ken Topping: suggests sending the BOS a letter with comments about this issue to be included along with the staff report for their information.

Tim Murphy: suggests the Planning Commission be able to make a recommendation setting the rates instead of changing the dates.

Jo Manson, Project Manager: explains when the Resource Management Systems (RMS) report is heard at the BOS. Explains this is heard on a biennial basis.

Ken Topping: would like to know if the RMS 2 year review is no longer pertinent and would like the BOS to hear RMS annually.

Don Campbell: suggests a language change on Pg. 1-2 with Ms. Manson further clarifying.

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Tim McNulty, County Counsel: directs Commissioner to Section 26.01.070, Paragraph H. for clarification.

**Thereafter, on motion of Ken Topping, seconded by Don Campbell, and on the following vote:**

**AYES: Commissioner(s) Ken Topping, Don Campbell, Tim Murphy.**

**NOES: Commissioner(s) Eric Meyer.**

**ABSENT: Commissioner(s) Jim Irving.**

**The Commission recommends to the Board of Supervisors approval of the Growth Management Ordinance amendment LRP2013-00010 as shown in Exhibit LRP2013-00010:A based on the recommended findings listed in this report, with the proviso that hereafter the Planning Commission is included in the review of the RMS report that goes to the Board of Supervisors and that this RMS review is on an annual basis.**

Eric Meyer: explains his "No" vote reasoning in terms of the process by which this ordinance is presented to the Planning Commission.

Respectfully submitted,  
Ramona Hedges, Secretary  
SLO County Planning Commission